

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Wednesday, June 8, 2022**

**Hearing Room 301**

9:30 AM

**1: -**

**Chapter**

**#0.00 Unless other arrangements have been made in advance with the Court, all appearances for this calendar will be via Zoom and not via Court Call. [See Judge Kaufman's posted procedures titled "phone/video appearances" on the Court's webpage.] All parties participating in these hearings may connect from the zoom link listed below. This service is free of charge. You may participate using a computer or telephone.**

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

**Join CACB ZoomGov Meeting**

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Meeting ID: 161 140 5677

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For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

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**CONT...**

**Chapter**

**Tentative Ruling:**

- NONE LISTED -

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**Wednesday, June 8, 2022**

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9:30 AM

**1:22-10503 Joseph Raso**

**Chapter 7**

**#1.00 Motion for relief from stay [UD]**

DAM THANG XUAN  
VS  
DEBTOR

Docket 7

**Tentative Ruling:**

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1).

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to obtain possession of the property.

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

<b>Party Information</b>
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**Debtor(s):**

Joseph Raso

Pro Se

**Movant(s):**

DAM THANG XUAN

Represented By  
John E Bouzane

**United States Bankruptcy Court  
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**CONT... Joseph Raso**

**Chapter 7**

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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9:30 AM

**1:20-10276 Hormoz Ramy**

**Chapter 7**

**#2.00** Motion for relief from stay [AN]

WVJP 2017-2, LP  
VS  
DEBTOR

Docket 110

**Tentative Ruling:**

Grant relief from the automatic stay, for the purposes requested, pursuant to 11 U.S.C. § 362(d)(1).

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Movant(s):**

WVJP 2017-2, LP

Represented By  
Casey Z Donoyan

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**CONT... Hormoz Ramy**

**Chapter 7**

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov  
Tamar Terzian

**United States Bankruptcy Court  
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**Wednesday, June 8, 2022**

**Hearing Room 301**

9:30 AM

**1:22-10533 Dolores F Corpuz**

**Chapter 7**

**#3.00** Motion for relief from stay [PP]

TD BANK, N.A.  
VS  
DEBTOR

Docket 9

**Tentative Ruling:**

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1).

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to repossess and sell the property.

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Dolores F Corpuz

Represented By  
Hector Vega

**Movant(s):**

TD Bank, N.A., successor in interest

Represented By  
Sheryl K Ith

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**CONT... Dolores F Corpuz**

**Chapter 7**

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se



**United States Bankruptcy Court  
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**Wednesday, June 8, 2022**

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9:30 AM

**1:21-11968 Irina Torgan**

**Chapter 13**

**#4.00** Motion for relief from stay [RP]

U.S. BANK, N.A.  
VS  
DEBTOR

Docket 31

**\*\*\* VACATED \*\*\* REASON: Case dismissed on 5/13/22.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Irina Torgan

Represented By  
Joshua L Sternberg

**Movant(s):**

U.S. Bank, N.A., successor trustee to

Represented By  
Richard L. Stevenson  
Jennifer C Wong

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

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9:30 AM

**1:22-10569 Karen Mekteryan**

**Chapter 13**

**#5.00** Motion in Individual Case for Order Imposing a Stay or Continuing the Automatic Stay as the Court Deems Appropriate

Docket 9

**Tentative Ruling:**

Deny. In accordance with 11 U.S.C. § 362(c)(3)(B), the debtor must demonstrate that the filing of this case is in good faith. Pursuant to 11 U.S.C. § 362(c)(3)(C), a presumption has arisen that this case was not filed in good faith; such presumption may be rebutted by clear and convincing evidence to the contrary.

The Court having reviewed the debtor's motion to continue the stay (the "Motion"), the debtor's schedules, statement of financial affairs and chapter 13 plan filed in this case, the debtor's schedules and statement of financial affairs filed in his preceding chapter 13 case, which was dismissed on April 15, 2022 (the "Prior Case"), and the opposition of secured creditor Loancare LLC ("Loancare") to the Motion, the debtor has not rebutted the presumption of bad faith with clear and convincing evidence.

The debtor's only real property is his primary residence, which is located at 14212 Chandler Blvd., Van Nuys, California 91401 (the "Residence"). The Residence is encumbered by multiple liens. The debtor's Schedule I represents that the debtor's monthly gross income is \$4,500. The debtor's Schedule J represents that the debtor's monthly expenses total \$4,200, with a monthly mortgage payment of \$2,200. In the Prior Case, the debtor's Schedule I and Schedule J show the same monthly income and expenses.

According to Loancare's opposition (the "Opposition"), the debtor's monthly payment on its deed of trust against the Residence is \$6,379.61. The Opposition states that the debtor's prepetition arrearages to Loancare are approximately \$342,802.36, which includes 38 delinquent monthly deed of trust payments for April 1, 2019 through and including May 1, 2022 totaling \$289,100.09.

In a chapter 13 case, the debtor is precluded from modifying a debt secured by the Residence. Yet the debtor apparently has no ability to make the required post-petition

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**CONT... Karen Mekteryan**

**Chapter 13**

payments on the first deed of trust.

Moreover, the debtor's proposed chapter 13 plan does not propose to pay any of the arrears for deeds of trust against the Residence, or to make the required postpetition deed of trust payments. Rather, the debtor's proposed chapter 13 plan provides for plan payments of only \$300.00 per month over 60 months, for a total amount to be paid under the plan of \$18,000.

In light of the extent of the debtor's arrearages as to Loancare's fully secured claim, the debtor's income and the debtor's inability to modify debts secured by the Residence without the consent of the lienholders, it appears that this case will not conclude with a confirmed plan that will be fully performed, and that the debtor did not file this case in good faith.

If the debtor wishes to effectuate a short sale of the Residence, the debtor may convert this case to chapter 7 and attempt to do that in or following his chapter 7 case.

The respondent must submit the order within seven (7) days.

<b>Party Information</b>
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**Debtor(s):**

Karen Mekteryan

Represented By  
Elena Steers

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

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1:30 PM

**1:20-10276 Hormoz Ramy**

**Chapter 7**

Adv#: 1:22-01005 Seror, Chapter 7 Trustee v. Daneshi et al

- #6.00** Status Conference re: First Amended Complaint for:
- (1) Quiet Title;
  - (2) Equitable Subordination;
  - (3) Disallowance of Claim;
  - (4) Determination of Secured Status and Voiding of Lien;
  - (5) Preservation of Lien for Benefit of Estate;
  - (6) Turnover of Estate Property; and
  - (7) Declaratory Relief

fr. 4/6/22; 5/13/22(stip)

Docket 15

**Tentative Ruling:**

Having reviewed the *Joint Status Report* [doc. 23], the Court will continue this status conference to **2:30 p.m. on July 6, 2022**, to be held in connection with the hearing on the defendant's motion to dismiss.

The plaintiff must serve written notice of the continued status conference.

Appearances on June 8, 2022 are excused.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Defendant(s):**

Ziba Daneshi

Pro Se

Alejandro Ramy

Pro Se

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By

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**CONT...**

**Hormoz Ramy**

Jessica L Bagdanov

**Chapter 7**

**Trustee(s):**

David Seror (TR)

Represented By

Steven T Gubner

Jessica L Bagdanov

Tamar Terzian

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1:30 PM

**1:20-10276 Hormoz Ramy**

**Chapter 7**

Adv#: 1:22-01006 Seror, Chapter 7 Trustee v. Rami

- #7.00** Status Conference re: First Amended Complaint for:
- (1) Quiet Title;
  - (2) Equitable Subordination;
  - (3) Disallowance of Claim;
  - (4) Determination of Secured Status and Voiding of Lien;
  - (5) Preservation of Lien for Benefil of the Estate; and
  - (6) Declaratory Relief

fr. 4/6/22; 4/13/22(stip)

Docket 13

**Tentative Ruling:**

Having reviewed the *Joint Status Report* [doc. 23], the Court will continue this status conference to **2:30 p.m. on July 6, 2022**, to be held in connection with the hearing on the defendant's motion to dismiss.

The plaintiff must serve written notice of the continued status conference.

Appearances on June 8, 2022 are excused.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Defendant(s):**

Massoud Rami

Pro Se

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By  
Jessica L Bagdanov

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**CONT... Hormoz Ramy**

**Chapter 7**

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov  
Tamar Terzian

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1:30 PM

**1:20-10276 Hormoz Ramy**

**Chapter 7**

Adv#: 1:22-01007 Seror, Chapter 7 Trustee v. Pashflex, Inc., a California corporation et al

**#8.00** Status Conference re; Complaint for: (1) Declaratory Relief;  
(2) Avoidance and Recovery of Transfers; (3) Turnover;  
(4) An Accounting; and (5) Conversion

fr. 4/6/22; 4/13/22

Docket 1

**Tentative Ruling:**

Parties should be prepared to discuss the following:

Deadline to comply with FRBP 7026 and FRCP 26(a)(1) and (f): 6/30/22

Deadline to submit joint status report: 7/13/22

Continued status conference 7/27/22 at 1:30 p.m.

In accordance with Local Bankruptcy Rule 7016-1(a)(4), within seven (7) days after this status conference, the plaintiff must submit a Scheduling Order.

If any of these deadlines are not satisfied, the Court will consider imposing sanctions against the party at fault pursuant to Local Bankruptcy Rule 7016-1(f) and (g).

<b>Party Information</b>
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**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Defendant(s):**

Pashflex, Inc., a California

Pro Se



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**CONT... Hormoz Rami**

**Chapter 7**

Massoud Rami

Pro Se

Pasha Rami

Pro Se

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By  
Jessica L Bagdanov

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov  
Tamar Terzian

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1:30 PM

**1:20-10276 Hormoz Ramy**

**Chapter 7**

Adv#: 1:22-01008 Seror, Chapter 7 Trustee v. Ramy & Associates, Inc., a California corporation

**#9.00** Status Conference re: Complaint for: (1) Declaratory Relief;  
(2) Avoidance and Recovery of Postpetition Transfer Under  
11 U.S.C. sections 549, 550; (3) Turnover of Estate Assets  
Under 11 U.S.C. section 542; (4) An Accounting; (5) Conversion;  
(6) Sale of Real Property in Which Non-Debtor Has an Interest  
Under 11 U.S.C. section 363(h); and (7) Preliminary Injunction

fr. 4/6/22; 4/13/22

Docket 1

**Tentative Ruling:**

Parties should be prepared to discuss the following:

Deadline to comply with FRBP 7026 and FRCP 26(a)(1) and (f): 6/30/22

Deadline to submit joint status report: 7/13/22

Continued status conference 7/27/22 at 1:30 p.m.

In accordance with Local Bankruptcy Rule 7016-1(a)(4), within seven (7) days after this status conference, the plaintiff must submit a Scheduling Order.

If any of these deadlines are not satisfied, the Court will consider imposing sanctions against the party at fault pursuant to Local Bankruptcy Rule 7016-1(f) and (g).

<b>Party Information</b>
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**CONT... Hormoz Ramy**

**Chapter 7**

**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Defendant(s):**

Ramy & Associates, Inc., a

Pro Se

Hormoz Ramy

Pro Se

Massoud Rami

Pro Se

Ziba Daneshi

Pro Se

Alejandro Ramy

Pro Se

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By  
Jessica L Bagdanov

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov  
Tamar Terzian

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**1:20-10276 Hormoz Ramy**

**Chapter 7**

Adv#: 1:22-01009 Seror, Chapter 7 Trustee v. Ramy & Associates, LLC, a California limited

**#10.00** Status Conference re: Complaint for: (1) Declaratory Relief;  
(2) Turnover of Estate Assets Under 11 U.S.C. sec. 542;  
(3) An Accounting; (4) Conversion; (5) Quiet Title;  
(6) Sale of Real Property in Which Non-Debtor Has an  
Interest Under 11 U.S.C. sec. 363(h); and Preliminary Injunction

fr. 4/6/22; 4/13/22

**Another Summons issued 4/8/22 and 5/2/22 on Darryl Snyder only.**

Cross-Complaint for: 1. Quiet Title; 2. Declaratory Relief; 3. Fraud;  
4. Unjust Enrichment; 5. Conversion; 6. Accounting

Edward Caraccia, as the Trustee of the Edward Faye & Lillie Faye  
Caraccia Trust,

Cross-Complainant,

v.

Ramy & Associates, LLC, a California limited liability company,  
David Seror, solely in his capacity as Chapter 7 Trustee of the  
Bankruptcy Estate,

Cross-Defendants

Docket 1

**Tentative Ruling:**

Parties should be prepared to discuss the following:

Deadline to comply with FRBP 7026 and FRCP 26(a)(1) and (f): 6/30/22

Deadline to submit joint status report: 7/13/22

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**CONT... Hormoz Ramy**

**Chapter 7**

Continued status conference 7/27/22 at 1:30 p.m.

In accordance with Local Bankruptcy Rule 7016-1(a)(4), within seven (7) days after this status conference, the plaintiff must submit a Scheduling Order.

If any of these deadlines are not satisfied, the Court will consider imposing sanctions against the party at fault pursuant to Local Bankruptcy Rule 7016-1(f) and (g).

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hormoz Ramy

Represented By  
Siamak E Nehoray

**Defendant(s):**

Ramy & Associates, LLC, a

Represented By  
James R Felton  
Michael J Conway

Hormoz Ramy

Represented By  
Siamak E Nehoray

Massoud Rami

Represented By  
James R Felton  
Michael J Conway

Darryl Snyder, an individual and the

Pro Se

Edward Carracia, an individual and

Represented By  
Keith Patrick Banner

Alejandro Ramy

Represented By  
Siamak E Nehoray

Millad Ramy

Represented By  
Siamak E Nehoray

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**CONT... Hormoz Ramy**

**Chapter 7**

**Plaintiff(s):**

David Seror, Chapter 7 Trustee

Represented By  
Jessica L Bagdanov

**Trustee(s):**

David Seror (TR)

Represented By  
Steven T Gubner  
Jessica L Bagdanov  
Tamar Terzian

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**1:20-11850 Mariyan Khosravizadeh**

**Chapter 7**

Adv#: 1:21-01003 Soleimanian et al v. Khosravizadeh

**#11.00** Order to show cause why this adversary proceeding should not  
be dismissed for failure to prosecute

fr. 12/15/21; 1/26/22; 3/9/22; 4/27/22

Docket 10

**Tentative Ruling:**

See cal. no 12.

<b>Party Information</b>
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**Debtor(s):**

Mariyan Khosravizadeh

Represented By  
Stephen L Burton

**Defendant(s):**

Mariyan Khosravizadeh

Represented By  
Stephen L Burton

**Plaintiff(s):**

Hamid Soleimanian

Represented By  
Sanaz Sarah Bereliani

KAM LP

Represented By  
Sanaz Sarah Bereliani

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Peter J Mastan

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**1:20-11850 Mariyan Khosravizadeh**

**Chapter 7**

Adv#: 1:21-01003 Soleimanian et al v. Khosravizadeh

**#12.00** Pretrial conference re: complaint for non-dischargeability of debt pursuant to 11 U.S.C. § 523(a)(A) & 523(a)(6), and for discharge of bankruptcy pursuant to 11 U.S.C. § 727(a)(4)(A) & § 727(a)(3)

fr. 3/24/21; 11/10/21; 12/15/21; 1/26/22; 3/9/22; 4/27/22

Docket 1

**Tentative Ruling:**

Given that the hearing on the plaintiffs' *Motion for an Order Approving Agreement for Dismissal of Adversary Proceeding* [Bankruptcy Docket, doc. 108] has been continued to June 23, 2022, the Court will continue this pretrial conference to **1:30 p.m. on July 13, 2022.**

Plaintiffs must serve written notice of the continued pretrial conference.

Appearances on June 8, 2022 are excused.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Mariyan Khosravizadeh

Represented By  
Stephen L Burton

**Defendant(s):**

Mariyan Khosravizadeh

Pro Se

**Plaintiff(s):**

Hamid Soleimanian

Represented By  
Sanaz Sarah Bereliani



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**CONT...** **Mariyan Khosravizadeh**  
KAM LP

Represented By  
Sanaz Sarah Bereliani

**Chapter 7**

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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**1:20-11850 Mariyan Khosravizadeh**

**Chapter 7**

Adv#: 1:21-01004 Soleimanian et al v. Khosravizadeh

**#13.00** Pretrial conference re: complaint for non-dischargeability of debt pursuant to 11 U.S.C. § 523(a)(2)(a), 523(a)(4) & § 523(a)(6)

fr. 3/24/21; 11/10/21; 12/15/21; 1/26/22; 3/9/22; 4/27/22

Docket 1

**\*\*\* VACATED \*\*\* REASON: Order granting stip to dismiss adversary ent. 5/9/22 - jc**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Mariyan Khosravizadeh

Represented By  
Stephen L Burton

**Defendant(s):**

Mariyan Khosravizadeh

Pro Se

**Plaintiff(s):**

Amir Soleimanian

Represented By  
Sanaz Sarah Bereliani

Soleiman Partners

Represented By  
Sanaz Sarah Bereliani

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se

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**1:21-10844 Michael Chulak**

**Chapter 7**

Adv#: 1:21-01046 Smith et al v. Chulak

**#14.00** Pretrial conference re: complaint objecting to discharge  
pursuant to 11 U.S.C. § 727

9/22/21; 3/23/22

Docket 1

**\*\*\* VACATED \*\*\* REASON: Order approving stipulation entered  
3/24/22. Hearing is continued to 7/27/22 at 1:30 PM.**

**Tentative Ruling:**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Michael Chulak

Represented By  
Michael R Totaro

**Defendant(s):**

Michael Chulak

Pro Se

**Plaintiff(s):**

Robert Smith

Represented By  
Stephen M Sanders  
Scott T Green

Hillary Smith

Represented By  
Stephen M Sanders  
Scott T Green

Natalie Smith

Represented By  
Stephen M Sanders  
Scott T Green

**Trustee(s):**

David Seror (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Wednesday, June 8, 2022**

**Hearing Room 301**

1:30 PM

**1:21-11098 John Carmen Esposito**

**Chapter 7**

Adv#: 1:22-01001 Ginsburg v. Esposito

**#15.00** Status Conference re: Complaint

fr. 4/6/22; 4/13/22; 5/25/22

Docket 1

**\*\*\* VACATED \*\*\* REASON: Default judgment entered on 6/1/22.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

John Carmen Esposito	Pro Se
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**Defendant(s):**

John Carmen Esposito	Pro Se
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**Plaintiff(s):**

Robert Paul Ginsburg	Pro Se
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**Trustee(s):**

Amy L Goldman (TR)	Represented By Anthony A. Friedman
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